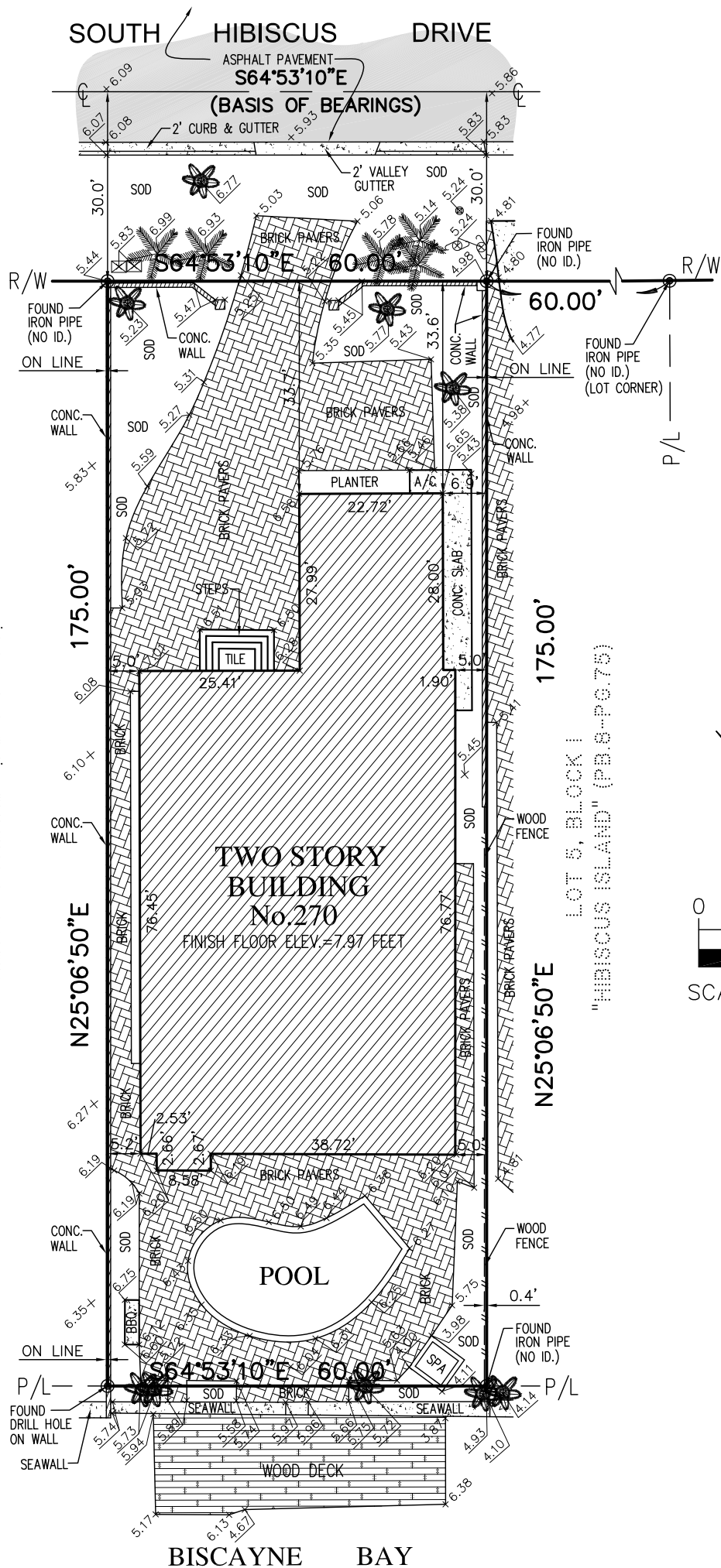


LOT 7, BLOCK 1  
"HIBISCUS ISLAND" (PB.8-P.75)



#### ABBREVIATIONS & LEGEND

|          |                                    |  |                      |
|----------|------------------------------------|--|----------------------|
| A/C      | = AIR CONDITIONING PAD             |  | = CENTRAL ANGLE      |
| A        | = ARC DISTANCE                     |  | = WOOD FENCE         |
| BLDG.    | = BUILDING                         |  | = WIRE FENCE         |
| C.       | = CANOPY                           |  | = C.B.S. WALL        |
| C.B.     | = CATCH BASIN                      |  | = DIAMETER           |
| C.B.S.   | = CONCRETE BLOCK W/ STUCCO         |  | = IRON FENCE         |
| C.G.     | = CURB & GUTTER                    |  | = METAL LIGHT POLE   |
| CH.      | = CHORD DISTANCE                   |  | = GUY WIRE           |
| CL.      | = CLEAR                            |  | = UTILITY POWER POLE |
| H.       | = HEIGHT                           |  | = FIRE HYDRANT       |
| L.F.E.   | = LOWEST FLOOR ELEVATION           |  | = WATER METER        |
| L.P.     | = LIGHT POLE                       |  | = ELECTRIC BOX       |
| M.D.E.   | = MAINTENANCE & DRAINAGE EASEMENT  |  | = TELEPHONE BOX      |
| B.C.     | = BLOCK CORNER                     |  | = CONCRETE           |
| MH.      | = MANHOLE                          |  | = LIGHT POLE         |
| M/L      | = MONUMENT LINE                    |  | = GAS VALVE          |
| M.S.     | = METAL SHED ON CONCRETE           |  | = WATER VALVE        |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM |  | = WATER MANHOLE      |
| P.R.M.   | = PERMANENT REFERENCE MONUMENT     |  | = UNKNOWN MANHOLE    |
| CL       | = CENTER LINE                      |  | = SPOT ELEVATION     |
| CONC.    | = CONCRETE                         |  | = SEWER MANHOLE      |
| C.S.     | = CONCRETE SLAB                    |  | = TRAFFIC SIGN       |
| ENC.     | = ENCROACHMENT                     |  | = CATCH BASIN        |
| F.H.     | = FIRE HYDRANT                     |  | = IDENTIFICATION     |
| F.I.P.   | = FOUND IRON PIPE                  |  | = ASPHALT            |
| F.N.D.   | = FOUND NAIL & DISK                |  | = SIDEWALK           |
| F.R.     | = FOUND REBAR                      |  | = UTILITY EASEMENT   |
| N.T.S.   | = NOT TO SCALE                     |  | = UTILITY POLE       |
| O/H      | = OVERHEAD                         |  | = VALLEY GUTTER      |
| O.R.B.   | = OFFICIAL RECORDS BOOK            |  | = WATER METER        |
| P.B.     | = PLAT BOOK                        |  | = WATER VALVE        |
| P.C.P.   | = PERMANENT CONTROL POINT          |  | = DRIVEWAY           |
| PG.      | = PAGE                             |  |                      |
| P.O.B.   | = POINT OF BEGINNING               |  |                      |
| P.O.C.   | = POINT OF COMMENCEMENT            |  |                      |
| (M)      | = MEASURED                         |  |                      |
| (R)      | = RECORDED                         |  |                      |
| PL       | = PLANTER                          |  |                      |
| P/L      | = PROPERTY LINE                    |  |                      |
| R.       | = RADIUS                           |  |                      |
| RAD.     | = RADIAL                           |  |                      |
| (R & M)  | = RECORDED & MEASURED              |  |                      |
| R/W      | = RIGHT-OF-WAY                     |  |                      |

#### SURVEYOR'S NOTES:

##### SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on June 22, 2018.

##### SECTION 2) LEGAL DESCRIPTION:

Lot 6, Block 1, of HIBISCUS ISLAND, according to the Plat thereof, as recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida. BEGINNING at a point where the dividing line of Lots 6 and 7, Block 1, of said HIBISCUS ISLAND (said dividing line being the Westerly boundary line of said Lot 6) intersects the Southerly line of said Block 1 of said HIBISCUS ISLAND, which point of intersection being the POINT OF BEGINNING; thence Southwesterly, along the extension of the said Westerly boundary line of said Lot 6, extending Southwesterly for a distance of 20 feet, more or less, to the Southerly boundary line of a certain strip of land, as shown in that Deed recorded in Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida; thence Southeasterly along the Southerly boundary line of that certain strip of land as shown in Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida, a distance of 60 feet more or less to a point where the Easterly boundary line of said Lot 6, Block 1, of HIBISCUS ISLAND, according to the Plat thereof as recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida (said Easterly boundary line of said Lot 6, being the dividing line of said Lot 6 and Lot 5, Block 1, of HIBISCUS ISLAND, according to the Plat thereof as recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida), extended Southwesterly intersects the said Southerly boundary line of said strip described in said Deed Book 1501, Page 479, of the Public Records of Miami-Dade County, Florida; thence Northeasterly along the Easterly extended boundary line of said Lot 6, Block 1, of HIBISCUS ISLAND, for a distance of 20 feet, more or less to a point of the Southeasterly corner of said Lot 6, thence Northerly along the Southerly line of said Lot 6, Block 1, of HIBISCUS ISLAND, for a distance of 60 feet to the POINT OF BEGINNING.

##### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

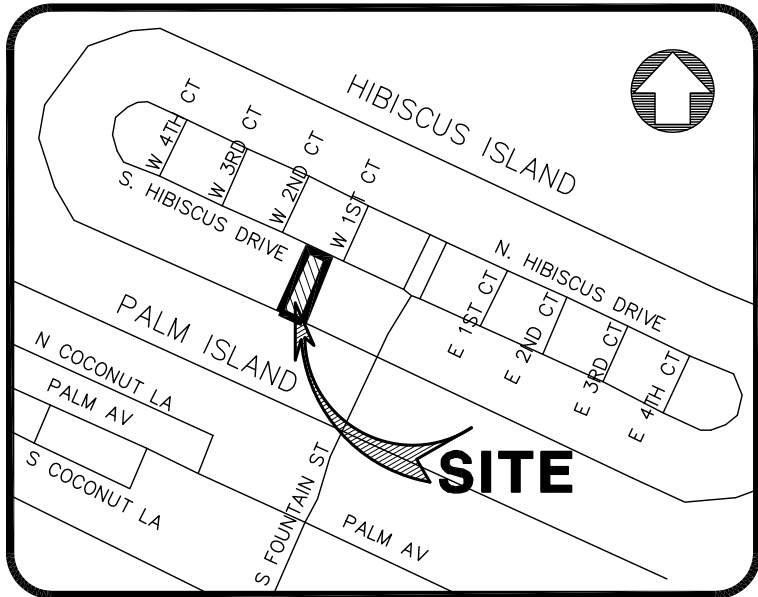
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

##### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of South Hibiscus Drive with an assumed bearing of S64°53'10"E, said line to be considered a well established and monumented line.



VICINITY MAP  
NOT TO SCALE

This property is to be located in Flood Zone "AE", Elev.=10.00 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C316, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-01, Elevation 5.35 feet.

##### SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

##### SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MAICAR REALTY LLC

##### SECTION 7) SURVEYOR'S CERTIFICATE:

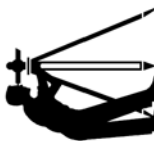
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**BENNY SUAREZ SURVEYING INC.**, a Florida Corporation  
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: \_\_\_\_\_  
Registered Surveyor and Mapper LS6583  
State of Florida

**NOTICE:** Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**BENNY SUAREZ**  
**SURVEYING INC.**  
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185  
PH: (305)807-8319 Email: benysuarez@msn.com



DESCRIPTION

DATE

No.

**BOUNDARY SURVEY**  
**270 SOUTH HIBISCUS DRIVE**  
**MIAMI BEACH, FL 33139**

DATE:

06/26/2018

SCALE:

1"=20'

SHEET

**1**

OF 1 SHEETS